

085.0

0001

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

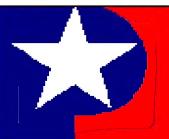
979,800 / 979,800

USE VALUE:

979,800 / 979,800

ASSESSED:

979,800 / 979,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
138		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HAMILTON JAMES	
Owner 2: MCCLELAND SUSAN	
Owner 3:	

Street 1: 138 WESTMINSTER AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: HAMILTON JAMES -

Owner 2: MCCLELAND SUSAN -

Street 1: 138 WESTMINSTER AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 2481 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5252		Sq. Ft.	Site		0	70.	1.10	6									404,294						404,300	

Legal Description							User Acct
							53275
							GIS Ref
							GIS Ref
							Insp Date
							09/15/18

 Total Card / Total Parcel
 979,800 / 979,800
 979,800 / 979,800
 979,800 / 979,800

PREVIOUS ASSESSMENT

Parcel ID 085.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	574,500	1,000	5,252.	404,300	979,800		Year end	12/23/2021
2021	101	FV	344,600	1000	5,252.	404,300	749,900		Year End Roll	12/10/2020
2020	101	FV	344,600	1000	5,252.	404,300	749,900	749,900	Year End Roll	12/18/2019
2019	101	FV	275,300	1000	5,252.	398,500	674,800	674,800	Year End Roll	1/3/2019
2018	101	FV	272,100	0	5,252.	306,100	578,200	578,200	Year End Roll	12/20/2017
2017	101	FV	272,100	0	5,252.	288,800	560,900	560,900	Year End Roll	1/3/2017
2016	101	FV	272,100	0	5,252.	265,700	537,800	537,800	Year End	1/4/2016
2015	101	FV	257,500	0	5,252.	248,400	505,900	505,900	Year End Roll	12/11/2014

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes	
MATTHIASA	31602-192		7/12/2000			410,000	No	No			
SHEA THOMAS/ETA	25951-485		1/5/1996			225,000	No	No	Y		

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
4/23/2020	451	Addition	493,000	C					9/15/2018	Meas/Inspect	HS	Hanne S	
7/7/2006	559	Add Bath	28,000			G8	GR FY08	RENO BMT ADD 3/4 B	3/25/2009	Measured	372	PATRIOT	
2/9/2006	87	Manual	1,500					install new column	9/22/2006	Permit Visit	BR	B Rossignol	
									12/14/2000	MLS	MM	Mary M	
									2/15/2000	Inspected	276	PATRIOT	
									1/13/2000	Mailer Sent			
									1/13/2000	Measured	264	PATRIOT	
									8/2/1993		RV		

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION

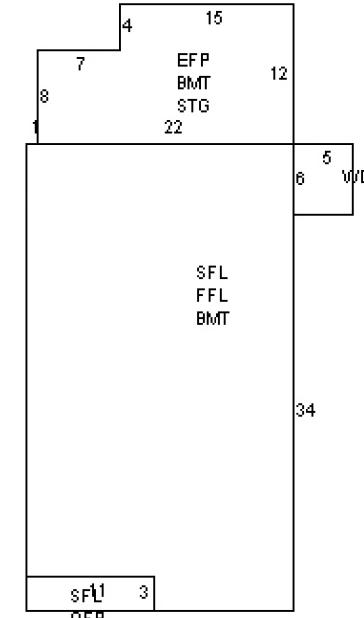
Type:	15 - Old Style	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Very Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	B - Good (-)
Year Blt:	1927
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G22
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 50%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYSICAL CONDITION****FUNCTIONAL****ECONOMIC****SPECIAL****override****Total:****4.6 %****CALC SUMMARY****Basic \$ / SQ:****Size Adj.:****Const Adj.:****Adj \$ / SQ:****Other Features:****Grade Factor:****NBHD Inf:****NBHD Mod:****LUC Factor:****Adj Total:****Depreciation:****Depreciated Total:****COMPARABLE SALES****Rate****Parcel ID****Typ****Date****Sale Price****RES REMODELING****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****No Unit****RMS****BRS****FL****Totals****1****6****3****1****6****3****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,123	73.130	82,120	BMT	100	RRM	60	G	
SFL	Second Floor	920	163.700	150,606						
FFL	First Floor	887	163.700	145,204						
EFP	Enclos Porch	236	38.180	9,010						
STG	Storage	236	6.740	1,592						
OPF	Open Porch	33	43.340	1,430						
WDK	Deck	30	15.760	473						
Net Sketched Area:				3,465	Total:		390,435			
Size Ad	1807	Gross Area	3465	FinArea	2481					

IMAGE
AssessPro Patriot Properties, Inc
MOBILE HOME
 Make: Model: Serial #: Year: Color:
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X18	A	AV	2013	3.55	T	5	101			1,000			1,000

More: N

Total Yard Items: 1,000 Total Special Features:

Total: 1,000